

REPORT OF THE COMMITTEE ON ZONING AND PLANNING

Voting Members:

Brandon J.C. Elefante, Chair; Esther Kiaʻāina, Vice-Chair;
Radiant Cordero, Calvin K.Y. Say

ADVANCE COPY

Committee Meeting Held
October 20, 2022

Honorable Tommy Waters
Chair, City Council
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning and Planning, which considered Resolution 22-240 entitled:

"RESOLUTION GRANTING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE KUHIO PARK TERRACE LOW-RISES AND KUHIO HOMES REDEVELOPMENT AT 1430 AHONUI STREET, 1449 AHONUI STREET, AND 1474 LINAPUNI STREET, OAHU, HAWAII, TAX MAP KEYS (TMK) 1-3-039: 003, 006, AND 008,"

transmitted by Departmental Communication 724 (2022) from the Department of Planning and Permitting ("DPP"), dated October 6, 2022, reports as follows:

The purpose of the Resolution is to authorize, pursuant to Section 201H-38, Hawaii Revised Statutes ("HRS"), exemptions from certain City application fees, infrastructure or public works fees and charges, development standards, and joint development requirements relating to the redevelopment of the Kuhio Park Terrace Low-Rises and Kuhio Homes (the "Project").

The DPP processed the 201H application, and transmitted the requested exemptions and the preliminary plans and specifications for the Project to the Council by Departmental Communication 724 (2022), dated October 6, 2022, and received by the Council on October 10, 2022.

CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ADOPTED ON _____

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PROJECT DESCRIPTION

The Project site consists of a 9.78-acre portion of a 22-acre site spanning three zoning lots in the A-2 Medium Density Apartment District, within the State Land Use Urban District, and owned by the State Public Housing Authority ("HPHA"). The proposed Project will be developed in three phases (to limit displacement of current residents), and involves eight buildings (three 4-story buildings, three 6-story buildings, one 8-story building, and one 16-story building) ranging from 40 to 175 feet in height. Phase 1 involves a total of 266 units (one 8-story 111-unit building, one 6-story 59-unit building, and two 6-story 48-unit buildings). Phase 2 involves one 16-story 268-unit tower. Phase 3 involves three 4-story buildings with a total of 116 units. The Project also includes approximately 202 off-street parking spaces, bicycle parking spaces (325 long-term and 65 short-term), community gathering areas, community gardens, play areas, sports fields, a multi-modal fitness loop for bicycles and pedestrians, and six amenity buildings that include laundry facilities and restrooms.

As proposed, the Project will have approximately 857,318 square feet of floor area and consists of 585 dwelling units available for rent to households earning 60 percent and below of the area median income ("AMI") for Honolulu (520 units at 60 percent of the AMI and 65 units at 30 percent of the AMI). 65 units (including two manager units) will be market-rate units. All affordable dwelling units will remain affordable for a minimum of 60 years.

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The Applicant has requested that the Project's affordable units be available for rent to households earning 80 percent (instead of 60 percent) and below of the AMI. In October 2022, the U.S. Department of the Treasury finalized rules that allow an income averaging test ("IAT") to be used for the low-income housing tax credit ("LIHTC") program. Under the IAT, LIHTC properties may be rented to households earning up to 80 percent of the AMI, so long as the average rent and income limit for designated units does not exceed 60 percent of the AMI. According to the Applicant, under the IAT, rents from dwelling units available to higher-income households make the designation of dwelling units for lower-income households possible.

REQUESTED EXEMPTIONS

The Resolution would approve exemptions from the payment of plan review fees, building permit fees, erosion and sediment control plan review fees, grading and grubbing permit fees, Honolulu Fire Department plan review fees, private storm drain connection fees, wastewater system facility charges attributed to the Project's affordable units, park dedication requirements attributed to the Project's affordable units, special assignment inspection fees, joint development ("JD") conditional use permit ("CUP") fees, and subdivision fees.

The Resolution would also approve the deferral of payment of Board of Water Supply ("BWS") water system facility charges, BWS water meter installation costs, and wastewater system facility charges attributed to the Project's market-rate units.

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The Resolution would further authorize exemptions from Land Use Ordinance ("LUO") development standards applicable to the A-2 District relating to maximum density, maximum height, yards (front, side, and rear), loading space dimensions, and parking setbacks. The Resolution would also waive landscaping and screening requirements for parking lots adjacent to the right-of-way, and not require a JD-CUP for the Project.

Finally, the resolution would allow Project affordable units to be available for rent to households earning 80 percent and below of the AMI for Honolulu; provided that all affordable units must comply with the final U.S. Department of the Treasury rules (October 2022) relating to the income averaging test for the low-income housing tax credit program, including the requirement that the average of the designated imputed income limitations for the rent-restricted units must not exceed 60 percent of the AMI.

TESTIMONY

At your Committee's meeting on October 20, 2022, Michaels Development (the "Applicant") provided a brief presentation of the Project. The Applicant and landowner Hawaii Public Housing Authority ("HPHA") responded to questions from the Councilmembers. Among other things, Councilmembers requested additional information regarding community outreach and requested that the Applicant commit to continued engagement with community members and other stakeholders. The Applicant committed to working with a community advisory group on an ongoing basis to ensure that existing and future community concerns are addressed, and to make community outreach a priority. The Applicant also agreed to prepare a written commitment regarding community engagement and outreach, and to provide periodic written updates on the Project's status and progress to the Kalihi-Palama Neighborhood Board No. 15 and the community advisory group.

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The Acting DPP Director testified in support of the CD1 version of the Resolution.

At your Committee's meeting on October 20, 2022, the Board of Water Supply and the Laborers Union Local 386 testified in support of the Resolution. One individual offered comments on the Resolution.

Your Committee received written testimony in support of the Resolution from the State House Representative Sonny Ganaden (District 30); and the Applicant submitted printed cards from 247 individuals indicating their support of the Project. Written testimony in opposition to the Resolution was received from two individuals. The Board of Water Supply, Kalihi Palama Culture and Arts Society, and one individual submitted comments on the Resolution.

DISCUSSION OF EXEMPTIONS

In the discussion of the requested exemptions, representatives of the DPP and your Committee's members agreed that the Project would be an important step towards meeting Honolulu's affordable housing goals.

COMMITTEE AMENDMENTS

Your Committee has prepared a CD1 version of the Resolution, which makes the following amendments:

A. Amends the resolution title to read as follows:

"AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE KUHIO PARK TERRACE LOW-RISES AND KUHIO HOMES REDEVELOPMENT IN KALIHI."

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- B. In the first, second, and third WHEREAS clauses, clarifies the description of the Project, as proposed.
- C. Adds a new fourth WHEREAS clause to provide that the Applicant has requested that the Project's affordable units be available for rent to households earning 80 percent (instead of 60 percent) and below of the AML.
- D. Adds a new fifth WHEREAS clause to provide that the Project is eligible to receive consideration under the City's rules implementing HRS Section 201H-38.
- E. In the seventh WHEREAS clause, provides that the Council received the Project's preliminary plans and specifications by Departmental Communication 724 (2022).
- F. Adds a new 10th WHEREAS clause to provide that the Project does not contravene any safety standards, tariffs, or rates and fees approved by the Public Utilities Commission or the Board of Water Supply.
- G. In the BE IT RESOLVED clause:
 - 1. Separates the exemptions for "infrastructure and public work fees and charges" from the exemptions for "application fees."
 - 2. Removes all letter designations from the categories of exemptions and renumbers all of the exemptions consecutively, regardless of the category of exemption.

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3. In renumbered Exemption 8, provides for an exemption from the payment of wastewater system facility charges attributed to the Project's affordable units (instead of all Project units), estimated at \$1,984,006.08 for 585 affordable units, or \$2,197,668.27 for 648 affordable units; and the deferral of payment of wastewater system facility charges attributed to the Project's market-rate units until issuance of a certificate of occupancy for Phase 1 of the Project, estimated at \$220,445.12 for 65 market-rate units, or \$6,782.83 for two market-rate units (instead of an exemption from the payment of wastewater charges for all 650 of the Project's units, estimated at \$2,204,451.20).
4. Sets forth exemptions formerly in Exemption C.1 in new Exemptions 11 (relating to maximum height), 12 (relating to maximum density), 13 (relating to front, side, and rear yards), and 14 (relating to the landscaping of yards and parking setbacks); references the applicable LUO section requirements; and describes the extent of the exemptions, as stated in the DPP's report (Departmental Communication 724 (2022)). Renumbers subsequent exemptions accordingly.
5. In renumbered Exemption 16, relating to the joint development of two or more adjacent zoning lots, clarifies that the zoning lots composing the Project site may be jointly developed and treated as one zoning lot without a minor conditional use permit.
6. In renumbered Exemption 17, relating to off-street loading space dimensions, clarifies that the Project will provide nine loading spaces measuring 19 feet by 8.2 feet (instead of one loading space measuring 35 feet by 12 feet, and three loading spaces measuring 19 feet by 8.2 feet).

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7. In renumbered Exemption 18, relating to electric vehicle charger ready requirements, adds that the Project will provide four electric vehicle charger ready parking spaces (instead of the required 50 electric vehicle charger ready parking spaces).
8. In renumbered Exemption 19, relating to Honolulu Fire Department apparatus access road dimension requirements, provides that the Project's fire apparatus access road may have an unobstructed clearance width of 18 feet (instead of 20 feet); provided that all Project buildings must be equipped with a current NFPA 13-compliant automatic sprinkler system.
9. In renumbered Exemption 20, relating to the deferral of the Board of Water Supply Rules and Regulations, provides that the deferral is subject to all Board of Water Supply requirements being satisfied.
10. In renumbered Exemption 21, relating to park dedication requirements, provides for an exemption from the payment of park dedication in-lieu fees attributed to the Project's affordable units (instead of all Project units), estimated at \$6,670,521 for 585 affordable units, or \$7,388,884.80 for 648 affordable units (instead of an exemption from the payment of park in-lieu fees for all 650 of the Project's units, estimated at \$7,411,690).

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H. In the first BE IT FURTHER RESOLVED clause:

1. Adds a new Condition B to provide that Project affordable units must be available for rent to households earning 80 percent and below of the area median income ("AMI") for Honolulu; provided that all affordable units must comply with the final U.S. Department of the Treasury rules (October 2022) relating to the income averaging test ("IAT") for the low-income housing tax credit ("LIHTC") program, including the requirement that the average of the designated imputed income limitations for the rent-restricted units must not exceed 60 percent of the AMI. Renumbers subsequent conditions accordingly.
2. In realphabetized Condition C, provides that prior to issuance of any building permits for buildings in Phase 3 (instead of Phase 2) of the Project, plans must be updated to show that the Linapuni Street and Ahonui Street satisfy City roadway standards, including parking standards, or the Hawaii Public Housing Authority shall obtain ownership of the streets from the City via a quitclaim deed. Adds that if the HPHA elects to obtain ownership of Linapuni Street and Ahonui Street, or any portion thereof, the HPHA shall be responsible for the maintenance and repair of the portions of the streets that it owns.
3. Moves realphabetized Condition D.4 to Condition D.2, which relates to the construction management plan.
4. In realphabetized Condition E, clarifies that the Project's parking management plan must address how the limited onsite parking for Project residents will be managed and enforced.

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5. In realphabetized Condition G, conforms to the standard 201H resolution language requiring the Applicant to execute a 201H Agreement with the DPP Director prior to the issuance of any building permit for the Project.
- I. Adds a new second BE IT FURTHER RESOLVED clause to provide that references to specific statutes, ordinances, or regulations include respective successor statutes, ordinances, or regulations.
- J. Makes miscellaneous technical and nonsubstantive amendments.

COMMITTEE FINDINGS AND RECOMMENDATIONS

Your Committee finds that the housing benefits to be provided by the Project justify the exemptions authorized by this Resolution, as amended in the foregoing CD1. Accordingly, your Committee acts favorably on this Resolution, as amended.

Your Committee on Zoning and Planning is in accord with the intent and purpose of Resolution 22-240, as amended herein, and recommends its adoption in the form attached hereto as Resolution 22-240, CD1. (Ayes: Cordero, Elefante, Kiaʻāina, Say – 4; Noes: None.)

Respectfully submitted,



Committee Chair

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ADOPTED ON _____

COMMITTEE REPORT NO. 292



RESOLUTION

AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE KUHIO PARK TERRACE LOW-RISES AND KUHIO HOMES REDEVELOPMENT IN KALIHI.

WHEREAS, the Michaels Development (the "Applicant") proposes to redevelop an affordable multi-family rental housing project on approximately 9.78 acres of land owned by the State of Hawaii, Hawaii Public Housing Authority ("HPHA"), located at 1430 Ahonui Street, 1449 Ahonui Street, and 1474 Linapuni Street in Kalihi, Oahu, and identified as Tax Map Keys 1-3-039:003, 006, and 008 (the "Project"); and

WHEREAS, as proposed, the Project consists of 650 dwelling units in eight buildings ranging from 40 to 175 feet in height, and will be developed in three phases – Phase 1 involves a total of 266 units (one 8-story 111-unit building, one 6-story 59-unit building, and two 6-story 48-unit buildings); Phase 2 involves one 16-story 268-unit tower; and Phase 3 involves three 4-story buildings with a total of 116 units. The Project also includes approximately 202 off-street parking spaces, bicycle parking spaces (325 long-term and 65 short-term), community gathering areas, community gardens, play areas, sports fields, a multi-modal fitness loop for bicycles and pedestrians, and six amenity buildings that include laundry facilities and restrooms; and

WHEREAS, as proposed, the Project will consist of 585 affordable dwelling units available for rent to households earning 60 percent and below of the area median income ("AMI") for Honolulu (520 units at 60 percent of the AMI, and 65 units at 30 percent of the AMI); and 65 units (including two manager units) will be market-rate units. All affordable dwelling units will remain affordable for a minimum of 60 years; and

WHEREAS, the Applicant has requested that the Project's affordable units be available for rent to households earning 80 percent (instead of 60 percent) and below of the AMI. In October 2022, the U.S. Department of the Treasury finalized rules that allow an income averaging test ("IAT") to be used for the low-income housing tax credit ("LIHTC") program – under the AIT, LIHTC properties may be rented to households earning up to 80 percent of the AMI, so long as the average rent and income limit for designated units does not exceed 60 percent of the AMI;

WHEREAS, the Project is eligible to receive consideration under the City's rules implementing Section 201H-38 of the Hawaii Revised Statutes ("HRS"), which require that at least 20 percent of a project's total units must be available to households earning at or below 80 percent of the AMI, and at least 31 percent of a project's total units must be available to households earning between 81 percent and 120 percent of the AMI; and



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WHEREAS, the City Council is empowered and authorized to approve the Project which may include exemptions from statutes, ordinances, charter provisions, and rules of any government agency relating to planning, zoning, construction standards for subdivision, development and improvement of land, and the construction of units thereon pursuant to HRS Sections 46-15.1 and 201H-38; and

WHEREAS, the City Council has reviewed the preliminary plans and specifications for the Project dated May 14, 2022, prepared by Lowney Architecture (the "Plans and Specifications"), and submitted to the Council by the Department of Planning and Permitting ("DPP") on October 10, 2022, by Departmental Communication 724 (2022); and

WHEREAS, the Project is consistent with the housing and community development goals and objectives of the City; and

WHEREAS, the granting of the exemptions is necessary for the timely and successful implementation of the Project; and

WHEREAS, the Project does not contravene any safety standards, tariffs, or rates and fees approved by the Public Utilities Commission or the Board of Water Supply; and

WHEREAS, the exemptions authorized herein meet the intent of HRS Chapter 201H, and minimum requirements of health and safety; now, therefore,

BE IT RESOLVED by the City Council of the City and County of Honolulu that it approves the Project, which approval includes exemptions from certain requirements for the Project as set forth in the Plans and Specifications for the Project, as follows:

Application Fees:

1. Exemption from Section 14-14.4, Revised Ordinances of Honolulu 1990 ("ROH"), to allow an exemption from the payment of grading and grubbing permit fees, estimated at \$2,000.
2. Exemption from ROH Section 18-6.1, to allow an exemption from the payment of building permit plan review fees, estimated at \$75,000.
3. Exemption from ROH Table No. 18-A, to allow an exemption from the payment of special assignment inspection (courtesy inspection) fees, estimated at \$8,000.



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4. Exemption from ROH Section 18-6.2, to allow an exemption from the payment of building permit fees, estimated at \$1,450,933.
5. Exemption from ROH Sections 21-5.380, to allow an exemption from the payment of conditional use permit fees for the joint development of multiple zoning lots, estimated at \$600.
6. Exemption from ROH Section 22-1.1, to allow an exemption from the payment of subdivision permit fees, estimated at \$600.
7. Exemption from ROH Section 14-13.6(d) and the DPP's Rules Related to Water Quality, to allow an exemption from the payment of storm water quality review fees for the erosion and sediment control plan, estimated at \$750.

Infrastructure and Public Works Fees and Charges:

8. Exemption from ROH Sections 14-10.1, 14-10.2, and 14-10.3, to allow an exemption from the payment of wastewater system facility charges attributed to the Project's affordable units, estimated at \$1,984,006.08 for 585 affordable units, or \$2,197,668.27 for 648 affordable units; and to allow the deferral of payment of wastewater system facility charges attributed to the Project's market-rate units until issuance of a certificate of occupancy for Phase 1 of the Project, estimated at \$220,445.12 for 65 market-rate units, or \$6,782.83 for two market-rate units.
9. Exemption from ROH Section 14-12.12, to allow an exemption from the payment of the private storm drain connection license fee, estimated at \$600.

Fire Department Review Fees:

10. Exemption from ROH Section 20-1.1, Item (3), to allow an exemption from the payment of Honolulu Fire Department plan review fees, estimated at \$145,093.

Land Use Ordinance ("LUO"):

11. Exemption from LUO Section 21-3.80-1(b) and Table 21-3.3, relating to maximum height, to allow for a maximum height of 175 feet for Building E (instead of 150 feet).



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12. Exemption from LUO Section 21-3.80-1(b) and Table 21-3.3, relating to maximum density, to allow for a maximum floor area ratio ("FAR") of 2.0 (instead of an FAR of 1.9).
13. Exemption from LUO Section 21-3.80-1(b) and Table 21-3.3, relating to front, side, and rear yards, to allow portions of the sidewalks and parking spaces to be within the required yard setbacks, as generally shown in the attached exhibits.
14. Exemption from LUO Section 21-3.80-1(c)(1) and (2), relating to the landscaping of yards and parking setbacks, to allow for some parking and loading spaces to overhang into the required yards, as generally shown on the attached exhibits.
15. Exemption from LUO Sections 21-4.70(a) and 21-6.80(b), relating to landscaping and screening for parking lots adjacent to a right-of-way, and surface parking site planning, respectively, to allow surface parking lots, service areas, and loading spaces to be unscreened from streets and public spaces, and exempt the Project from certain canopy tree and hedge requirements.
16. Exemption from LUO Section 21-5.380, relating to the joint development of two or more adjacent zoning lots, to allow the zoning lots composing the Project site to be jointly developed and treated as one zoning lot without a minor conditional use permit.
17. Exemption from LUO Section 21-6.130, relating to off-street loading space dimensions, to allow for nine loading spaces measuring 19 feet by 8.2 feet (instead of one loading space measuring 35 feet by 12 feet, and three loading spaces measuring 19 feet by 8.2 feet).

Building and Energy Conservation Codes:

18. Exemption from ROH Section 32-1.1(20), Section C406.8.1, relating to electric vehicle charger ready requirements, to allow the Project to provide four electric vehicle charger ready parking spaces (instead of the required 50 electric vehicle charger ready parking spaces).
19. Exemption from ROH Section 16-1.1(39), Section 501.3.1.1, relating to the Honolulu Fire Department apparatus access road dimension requirements, to allow the Project's fire apparatus access road to have an unobstructed clearance width of 18 feet (instead of 20 feet); provided that all Project buildings must be equipped with a current NFPA 13-compliant automatic sprinkler system.



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Board of Water Supply Rules and Regulations:

20. Deferral from Sections 1-102 and 2-202(2) and (3) of the Board of Water Supply Rules and Regulations, to allow a deferral of payment of water system facility and installation of water service fees estimated at \$1,619,441; provided that all Board of Water Supply requirements are satisfied. The actual fees to be waived will be determined by the Board of Water Supply during review of the Project's building permit application.

Park Dedication Ordinance Requirements:

21. Exemption from ROH Chapter 22, Article 7, to allow an exemption from park dedication ordinance requirements attributed to the Project's affordable units, estimated at an equivalent in-lieu fee of \$6,670,521 for 585 affordable units, or \$7,388,884.80 for 648 affordable units.

BE IT FURTHER RESOLVED that the Project is approved subject to the following conditions:

- A. Except as modified herein, development must be in general conformance with the approved Project, as described herein and shown on plans and drawings labeled as Exhibits A and B-1 through B-17, attached hereto and made a part hereof. Minor modifications may be approved by the DPP Director. Major modifications to the Project will require approval by the City Council.
- B. Project affordable units must be available for rent to households earning 80 percent and below of the AMI for Honolulu; provided that all affordable units must comply with the final U.S. Department of the Treasury rules (October 2022) relating to the income averaging test ("IAT") for the low-income housing tax credit ("LIHTC") program, including the requirement that the average of the designated imputed income limitations for the rent-restricted units must not exceed 60 percent of the AMI.
- C. Prior to issuance of any building permits for buildings in Phase 3 of the Project, plans must be updated to show that the Linapuni Street and Ahonui Street satisfy City roadway standards, including parking standards, or the Hawaii Public Housing Authority shall obtain ownership of the streets from the City via a quitclaim deed. If the Hawaii Public Housing Authority elects to obtain ownership of Linapuni Street and Ahonui Street, or any portion thereof, the Hawaii Public Housing Authority shall be responsible for the maintenance and repair of the portions of the streets that it owns.



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- D. Prior to the issuance of any building permits for the Project, the Applicant shall submit to the DPP for its review and approval:
1. A time line or phasing of the anticipated dates to obtain major building permit(s) for demolition and construction work, including the projected date of occupancy, in a format acceptable to the DPP. The time line should identify when the Construction Management Plan ("CMP") and the Traffic Management Plan ("TMP") will be submitted to the DPP for its review and approval.
 2. A CMP that identifies the type, frequency, and routing of heavy trucks and construction-related vehicles. The Applicant shall make every effort to minimize impacts from construction vehicles and related construction activities. The CMP must identify and limit construction-related vehicular activity to periods outside of the peak traffic hours using alternative routes for heavy trucks, provisions for either onsite or offsite staging areas for construction-related workers and vehicles to limit the use of on-street parking around the Project site, and other mitigation measures related to traffic and potential neighborhood impacts. The CMP must also include plans for all work within or affecting public streets and preliminary or conceptual traffic control plans. The Applicant shall document the condition of roadways prior to the start of construction activities and provide remedial measures, as necessary, such as restriping, road resurfacing or roadway reconstruction if the condition of the roadways has deteriorated as a result of the construction-related activities.
 3. A TMP that includes Traffic Demand Management ("TDM") strategies to minimize the number of vehicular trips for daily activities. TDM strategies may include carpooling and ride sharing programs; transit, bicycle, and pedestrian incentives; and other similar TDM strategies. The TMP must include a pedestrian circulation plan that provides accessibility and connectivity to the surrounding public sidewalks. A post TMP will be required approximately one year after the issuance of the certificate of occupancy ("CO") to validate the relative effectiveness of the various TDM strategies identified in the initial TMP.



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- E. Prior to the issuance of a certificate of occupancy for the residential buildings included as part of Phase 1 of the Project, the Applicant shall submit to the DPP for its review and approval a parking management plan for the Project that addresses how the limited onsite parking for Project residents will be managed and enforced.
- F. The Applicant must submit an updated traffic impact assessment report ("TIAR") approximately one year after the issuance of the certificate of occupancy to validate the traffic projections, distribution, and assignment contained in the initial TIAR (dated April 2022). If additional traffic mitigation measures or modifications are necessary to support related traffic impacts directly attributable to the Project, the Applicant shall implement the updated TIAR recommendations. If the findings of the updated TIAR are inconclusive, a second updated TIAR may be required one year after the date of the first updated TIAR, as the DPP Director determines is necessary.
- G. Prior to the issuance of any building permit for the Project, the Applicant shall execute a 201H Agreement with the DPP Director that includes terms, conditions, and provisions to facilitate the efficient development and monitoring of the Project, and to ensure the Project's compliance with the requirements of HRS Chapter 201H and this resolution.

BE IT FURTHER RESOLVED that references to specific statutes, ordinances, or regulations include respective successor statutes, ordinances, or regulations; and

BE IT FURTHER RESOLVED that the exemptions granted for this Project are not transferable to any other real property; and

BE IT FURTHER RESOLVED that the final plans and specifications for the Project constitute the zoning, building, and construction standards for the Project and are approved if those plans and specifications do not substantially deviate from the preliminary plans and specifications submitted to the City Council; provided that minor modifications to the design character or specifications of the building or landscaping may be approved by the DPP, if such modifications are consistent with the prevailing neighborhood character; and

BE IT FURTHER RESOLVED that no action may be prosecuted or maintained against the City and County of Honolulu, its officials or employees, on account of actions taken by them in reviewing or approving the preliminary plans and specifications or in granting these exemptions listed herein; and



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 22-240, CD1

RESOLUTION

BE IT FURTHER RESOLVED that the DPP Director is authorized to execute and record the 201H Agreement referenced in Condition G, pursuant to the terms, conditions, and provisions approved as to form and legality by the Corporation Counsel as being necessary, advisable, or desirable for the purpose of carrying out this resolution; and

BE IT FURTHER RESOLVED that the DPP Director is hereby authorized to execute any incidental or related documents to carry out the transactions, described above; provided that said documents do not increase, either directly or indirectly, the financial obligations of the City; and

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Dawn Takeuchi Apuna, Acting Director of Planning and Permitting; Hakim Ouansafi, Executive Director, Hawaii Public Housing Authority, 1002 North School Street, Honolulu, Hawaii 96817; Michaels Development, 737 Bishop Street, Suite 2020, Honolulu, Hawaii 96813; and Greg Nakai, PBR Hawaii & Associates, 1001 Bishop Street, Suite 650, Honolulu, Hawaii 96813.

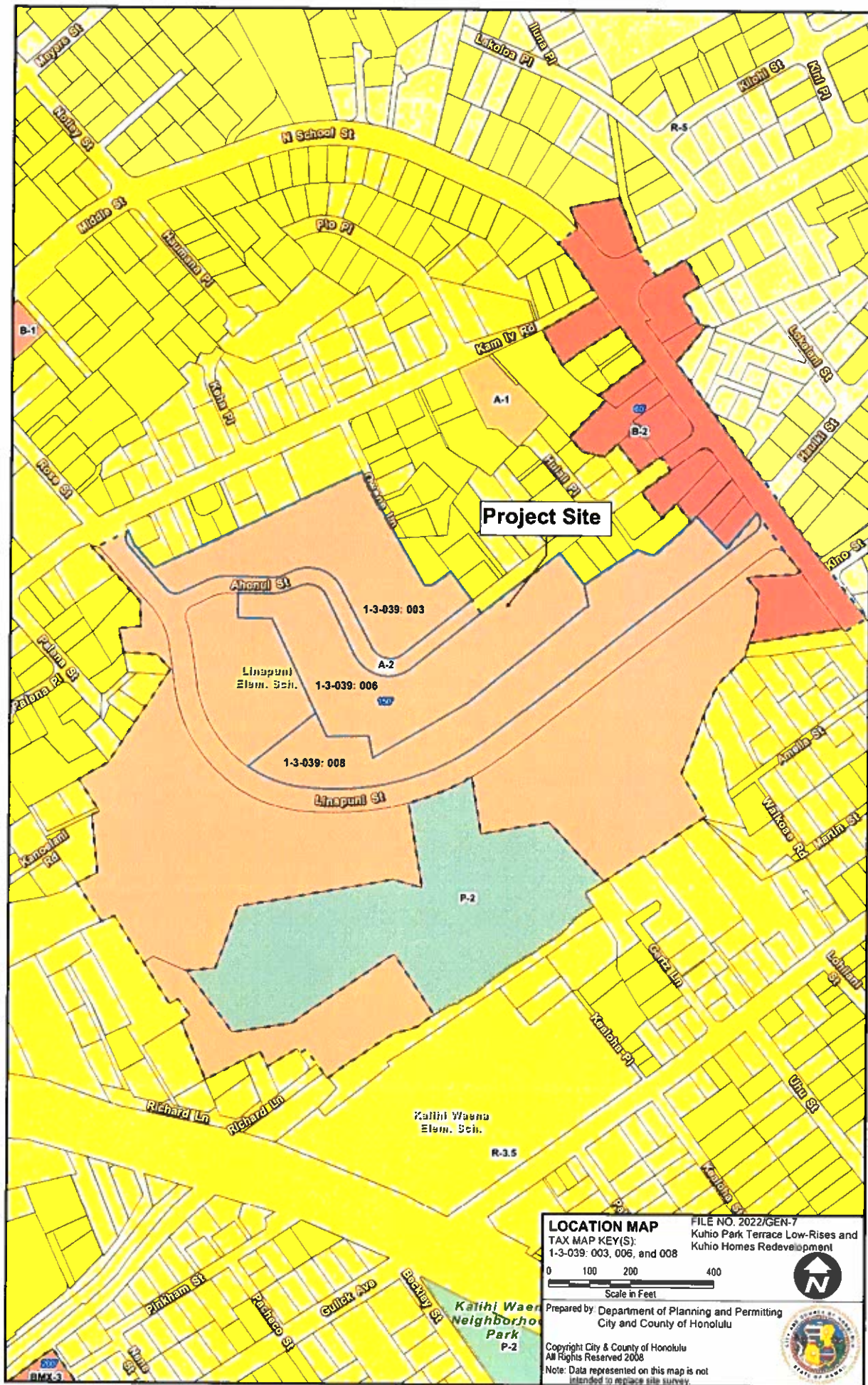
INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

October 11, 2022
Honolulu, Hawaii

Councilmembers



PHASE 3

PHASE 2

PHASE 1

PHASING LEGEND

- PHASE 1
- PHASE 2
- PHASE 3

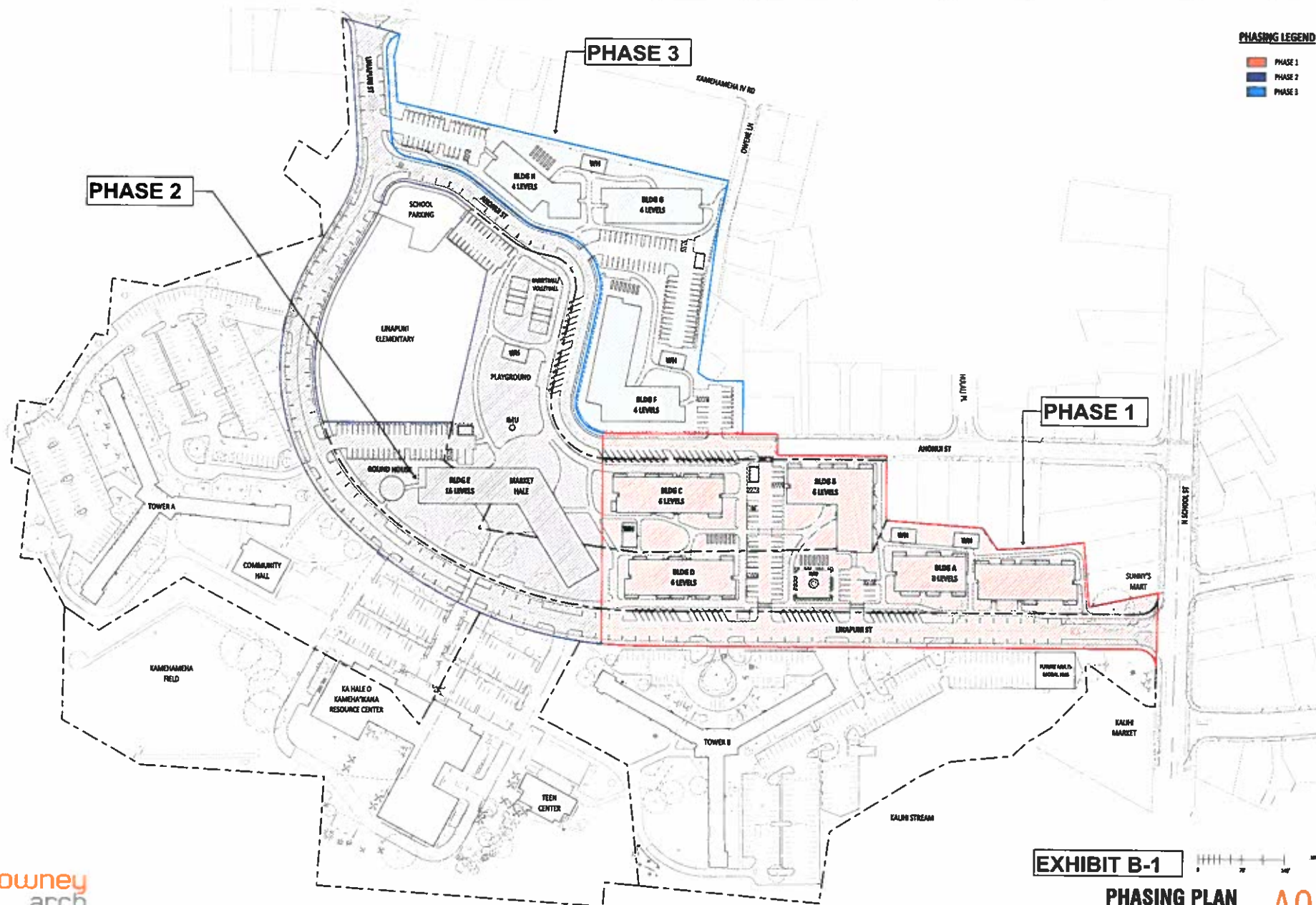
lowney
arch

EXHIBIT B-1

PHASING PLAN

KUHIO PARK REDEVELOPMENT - 2011 - 5/18/2022

A0.3





PARKING LEGEND

- STREET PARKING
- LOT PARKING
- LOADING
- SHARED PARKING
- SHARED OVERFLOW
- LONG TERM BIKE STORAGE
- SHORT TERM BIKE RACKS

LOADING	SPACES
Bldg A: <150 units	1
Bldg B: <150 units	1
Bldg C: <150 units	1
Bldg D: <150 units	1
Bldg E: <150 units	2
Bldg F: <150 units	1
Bldg G: <150 units	1
Bldg H: <150 units	1
TOTAL	9
All loading spaces are a min. of 15' x 8' 6"	

BIKE PARKING	SPACES
SHORT-TERM RACKS	65 units / 10
LONG-TERM STORAGE	650 units / 2
TOTAL OFF-STREET	325

EV STATIONS	SPACES
EV READY	375 proposed spaces / 100
	4

PARKING	SPACES
STREET	
Linapuna parallel	102
Linapuna angled	30
Ahonoa angled	34
Ahonoa parallel	13
TOTAL STREET	177
OFF-STREET	
Lot by Bldg A	9
Lot by Bldgs B & C	15
Lot by Bldg D	21
Lot by Bldg E	41
Lot by Bldg F (small)	13
Lot by Bldg F (large)	28
Lot by Bldg G	27
Lot by Bldg H	26
Lot by sports fields (compact)	22
TOTAL OFF-STREET	202
APPROX TOTAL STALLS	379
9 stalls are ADA	
PARKING RATIO (6-50 units)	0.6
SHARED (After-hour residential parking)	
Ka Hale O Kamehameha	92
Resource Center	52
Grasscrete overflow	30
Future Multimodal Hub	154
TOTAL SHARED	328
TOTAL INCL. SHARED	533
PARKING RATIO INCL. SHARED	0.8

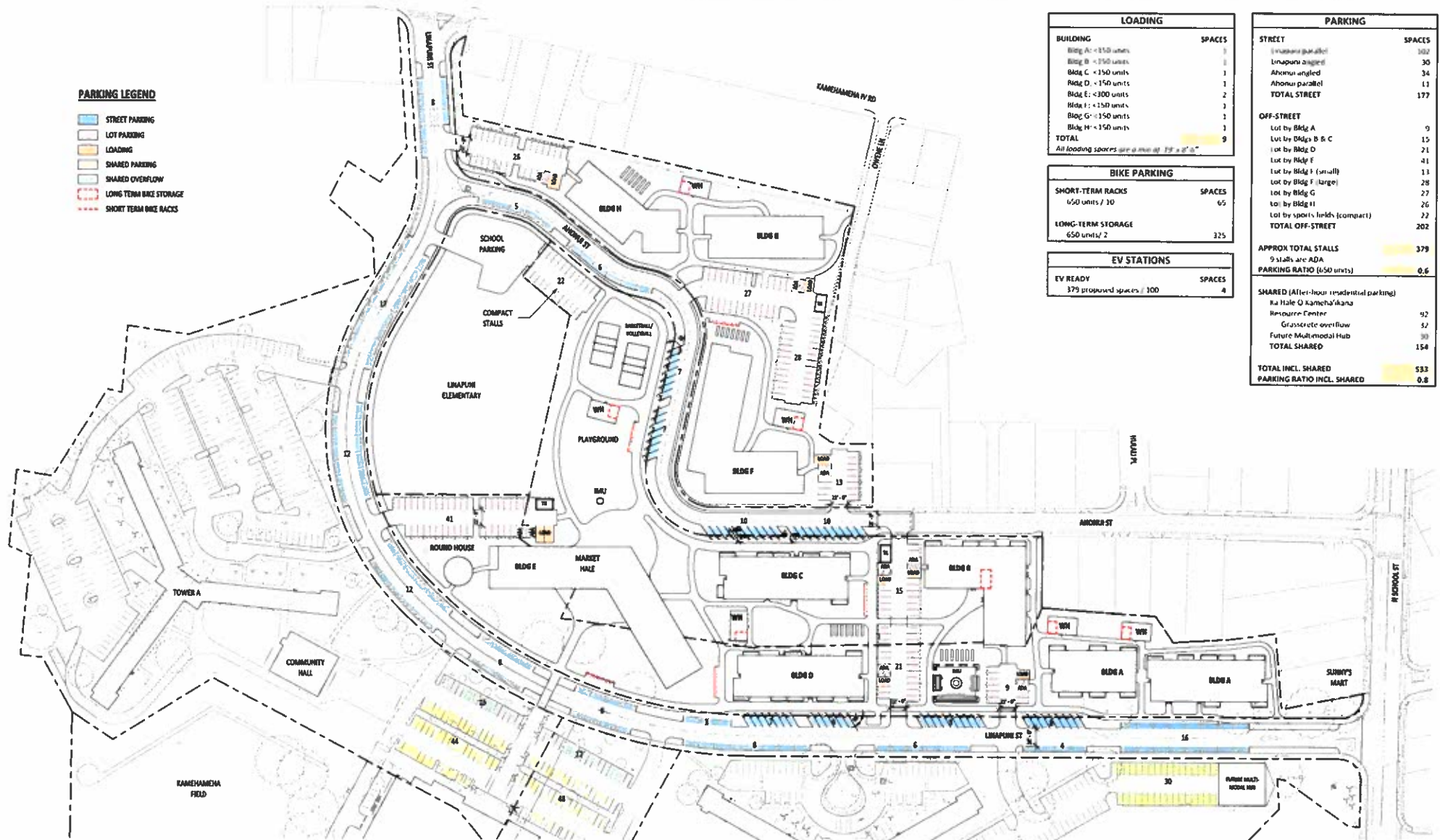
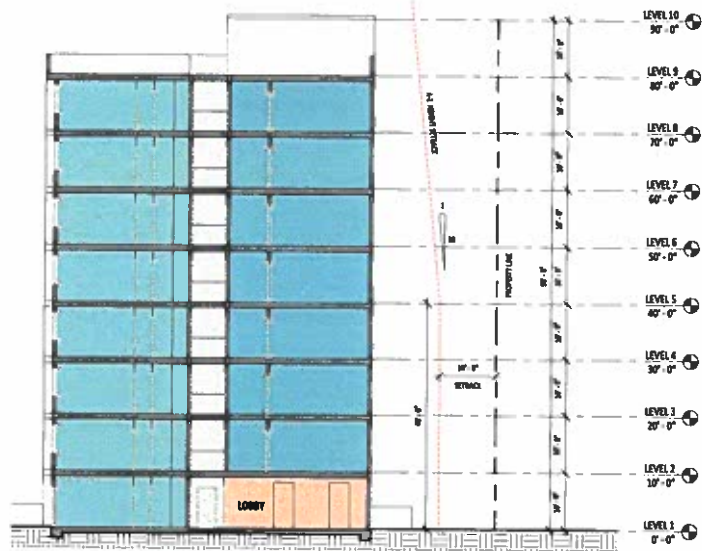


EXHIBIT B-3

PARKING & LOADING PLAN
KUHIO PARK REDEVELOPMENT - 201H - 5/18/2022

A0.6

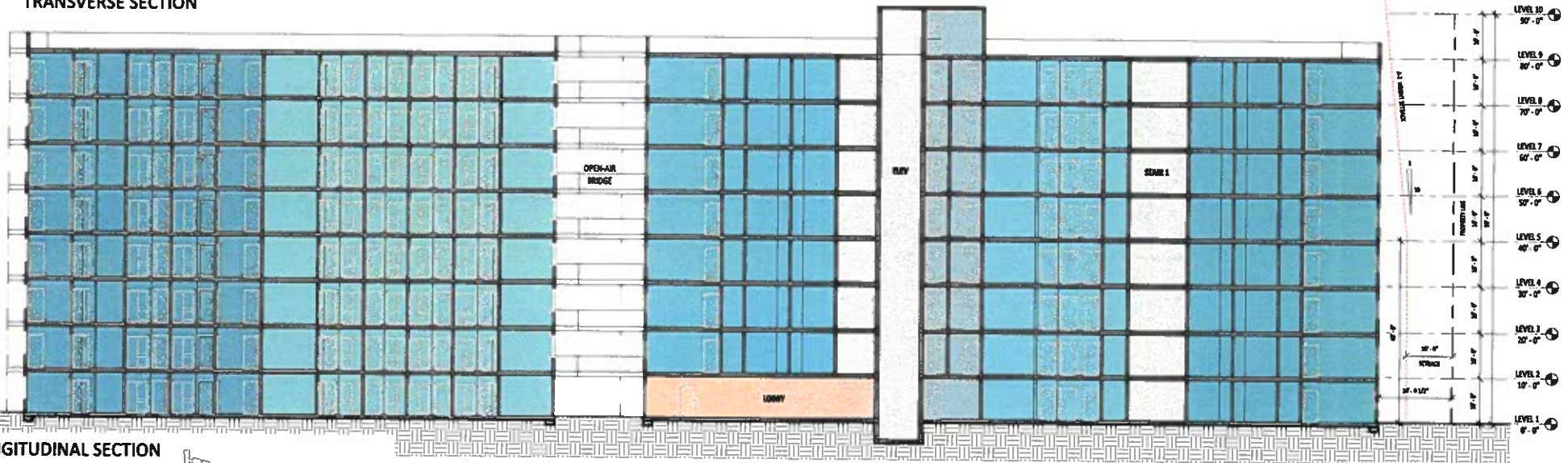


TRANSVERSE SECTION

LEVEL	UNITS/FLOOR	1 BED	2 BED	3 BED	4 BED	5 BED	AMENITY SPACE	FLOOR PLATE GSF
8	14	3	4	6	1			17,747
7	14	3	4	6	1			17,747
6	14	3	4	6	1			17,747
5	14	3	4	6	1			17,747
4	14	3	4	6	1			17,747
3	14	3	4	6	1			17,747
2	14	3	4	6	1			17,747
1	13	3	4	5	1	lobby		17,747
TOTAL	111	24	32	47	8			141,999
UNIT MIX		22%	29%	43%	7%			
TOTAL ADA UNITS	6	1 BED	2 BED	3 BED	4 BED	5 BED		
		2	7	1	5			

PROGRAM LEGEND

- OPEN SPACE
- PLAZA / WALKWAYS
- WASH HOUSE
- COMMUNITY
- LOBBY
- OFFICE
- GARDEN
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- 5 BEDROOM
- UTILITY
- CIRCULATION
- PV CARPORTS



LONGITUDINAL SECTION

lowney
arch



KEY PLAN

EXHIBIT B-4

PHASE 1 - BLDG A - SECTIONS & MATRIX

KUHO PARK REDEVELOPMENT - 2011 - 5/18/2022

A1.6



TYPICAL FLOOR PLAN (LEVELS 2-8)



GROUND FLOOR PLAN

lowney
arch



EXHIBIT B-5

PHASE 1 - BLDG A - FLOOR PLANS

KUHO PARK REDEVELOPMENT - 201H - 5/18/2022

A1.1



SECTION 1



SECTION 2

PROGRAM LEGEND

OPEN SPACE	1 BEDROOM
PLAZA / WALKWAYS	2 BEDROOM
WASH HOUSE	3 BEDROOM
COMMUNITY	4 BEDROOM
LOBBY	5 BEDROOM
OFFICE	UTILITY
GARDEN	CIRCULATION
	PV CARPORTS

BUILDING B							
LEVEL	UNITS/ FLOOR	1 BED	2 BED	3 BED	4 BED	5 BED	FLOOR PLATE GSF
8	11	4	5	2	1		13,585
7	11	4	5	2	1		14,280
6	11	4	5	2	1		14,585
5	11	4	5	2	1		13,585
4	11	4	5	2	1		13,585
3	4	1	1	2	0		13,728
TOTAL							81,658
UNIT MIX							
TOTAL ADA UNITS							
1 BED							
2 BED							
3 BED							
4 BED							
5 BED							

Computer Lab, Fitness Room, Lobby, Restrooms, Warming Kitchen, Multipurpose Room, Social Services, MGMT (Reception, Conference Room, Offices), Bike Room



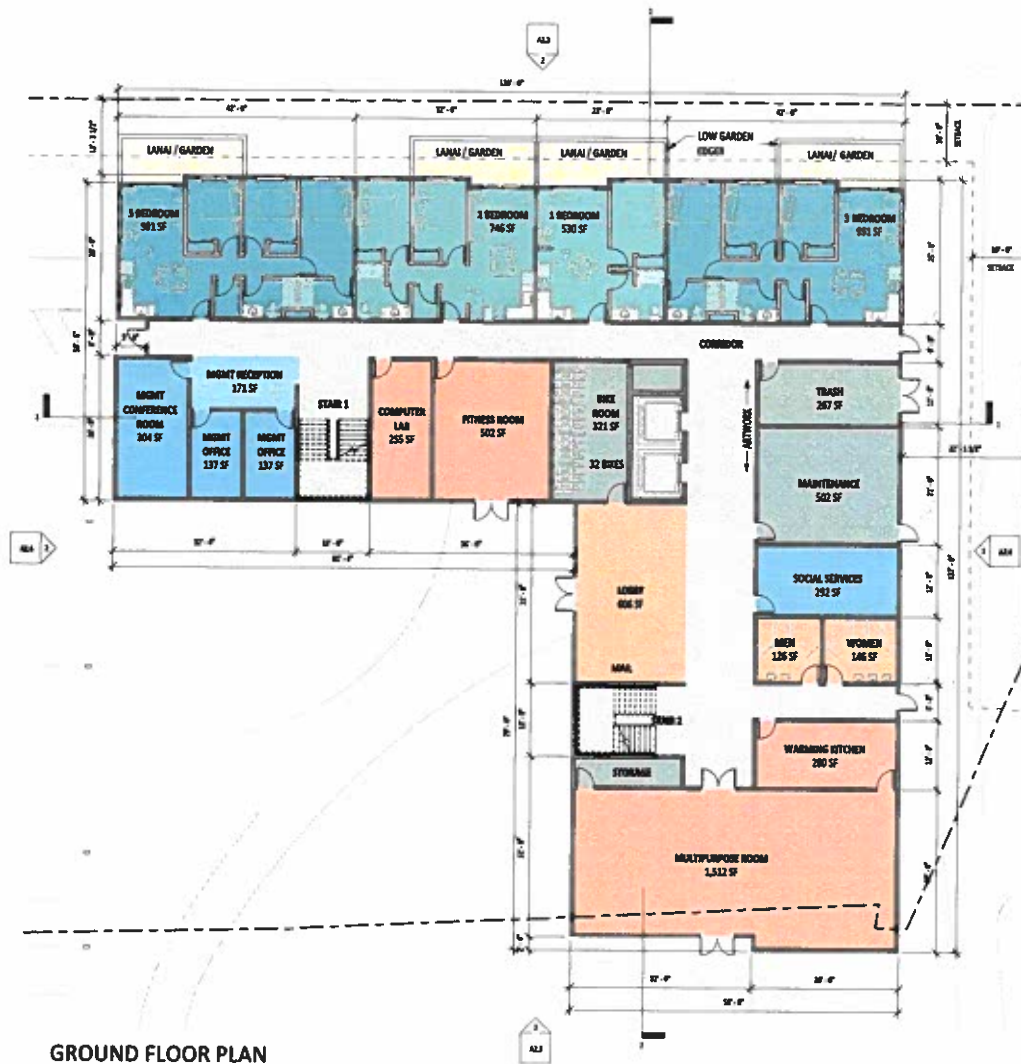
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EXHIBIT B-6

PHASE 1 - BLDG B - SECTIONS & MATRIX

KUHO PARK REDEVELOPMENT - 201H - 5/18/2022

A2.6



GROUND FLOOR PLAN

TYPICAL FLOOR PLAN (LEVELS 2-6)



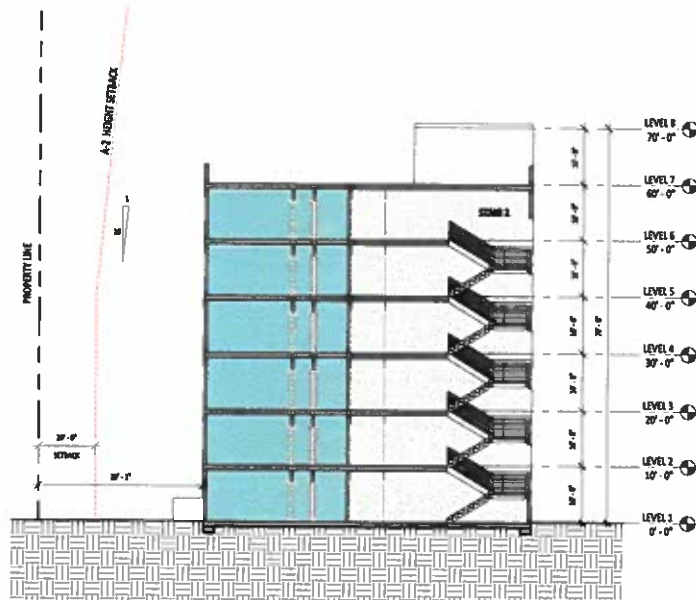
EXHIBIT B-7
PHASE 1 - BLDG B - FLOOR PLANS
 KUHO PARK REDEVELOPMENT - 201H - 5/16/2022

A2.1

PHASE 1		BUILDING C						
LEVEL	UNITS/ FLOOR	1 BED	2 BED	3 BED	4 BED	5 BED	AMENITY SPACE	FLOOR PLATE GSF
6	8	0	4	4				10,940
5	8	0	4	4				10,940
4	8	0	4	4				10,940
3	8	0	4	4				10,940
2	8	0	4	4				10,940
1	8	3	1	4			Lobby	10,940
TOTAL	48	3	21	24	0			65,637
UNIT MIX		6%	44%	50%	0%			
TOTAL ADA UNITS	4	1	1	1	0			

PROGRAM LEGEND

- OPEN SPACE
- PLAZA / WALKWAYS
- WASH HOUSE
- COMMUNITY
- LOBBY
- OFFICE
- GARDEN
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- 5 BEDROOM
- UTILITY
- CIRCULATION
- PV CARPORTS



TRANSVERSE SECTION



LONGITUDINAL SECTION



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EXHIBIT B-8

PHASE 1 - BLDG C - SECTIONS & MATRIX

KUHIO PARK REDEVELOPMENT - 201H - 5/18/2022

A3.6



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arch



GROUND FLOOR PLAN

EXHIBIT B-9

PHASE 1 - BLDG C - FLOOR PLANS

KUJIKO PARK REDEVELOPMENT - 201H - 5/18/2022

A3.1

PHASE 1 BUILDING D							
LEVEL	UNITS/ FLOOR	1 BED	2 BED	3 BED	4 BED	5 BED	FLOOR PLATE GSF
8	8	0	4	4			10,940
5	8	0	4	4			10,940
4	8	0	4	4			10,940
3	8	0	4	4			10,940
2	8	0	4	4			10,940
1	8	3	1	4			10,940
						lobby	
TOTAL	48	3	21	24	0		65,637
UNIT MIX		6%	44%	50%	UP		
TOTAL ADA UNITS		1 BED	2 BED	3 BED	4 BED	5 BED	
		4	1	1	1		

PROGRAM LEGEND

- OPEN SPACE
- PLAZA / WALKWAYS
- WASH HOUSE
- COMMUNITY
- LOBBY
- OFFICE
- GARDEN
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- 5 BEDROOM
- UTILITY
- CIRCULATION
- PV CARPORTS



TRANSVERSE SECTION



LONGITUDINAL SECTION

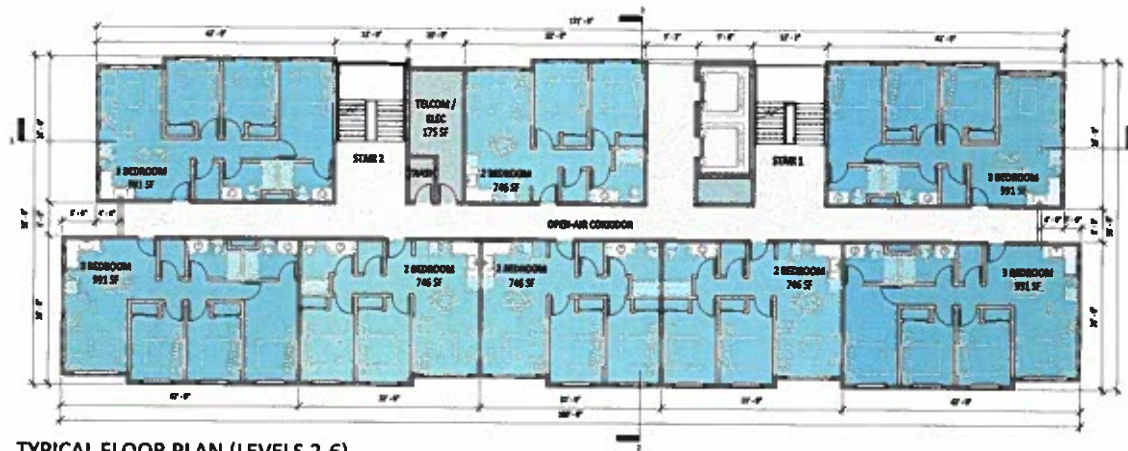


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arch

EXHIBIT B-10

PHASE 1 - BLDG D - SECTIONS & MATRIX
KUHI PARK REDEVELOPMENT - 2011 - 5/18/2022

A4.6



TYPICAL FLOOR PLAN (LEVELS 2-6)



GROUND FLOOR PLAN

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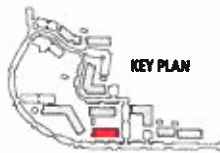


EXHIBIT B-11

PHASE 1 - BLDG D - FLOOR PLANS

KUHO PARK REDEVELOPMENT - 201H - 5/18/2022

A4.1



FRONT ELEVATION



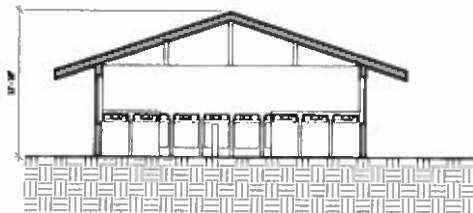
REAR ELEVATION



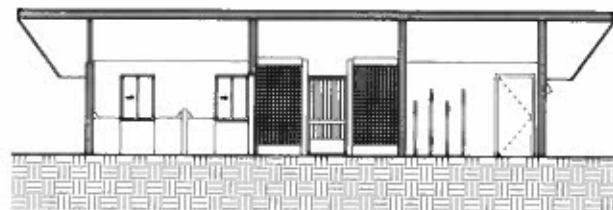
RIGHT ELEVATION



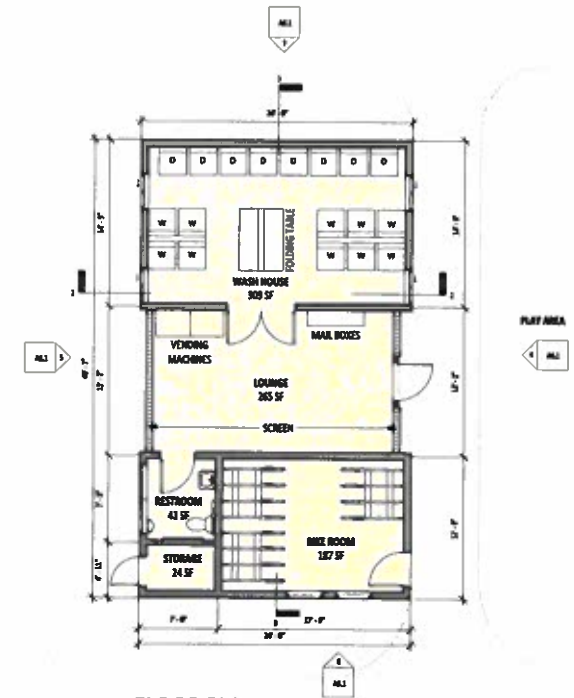
LEFT ELEVATION



TRANSVERSE SECTION



LONGITUDINAL SECTION



FLOOR PLAN
WASH HOUSE BETWEEN BLDGS C & D



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EXHIBIT B-12

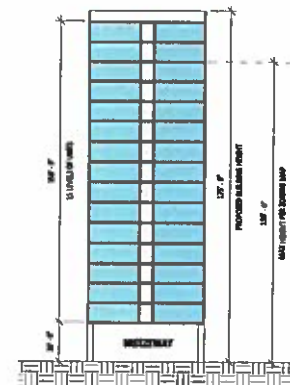
TYPICAL WASH HOUSE
KUHO PARK REDEVELOPMENT - 201H - 5/18/2022

A6.1

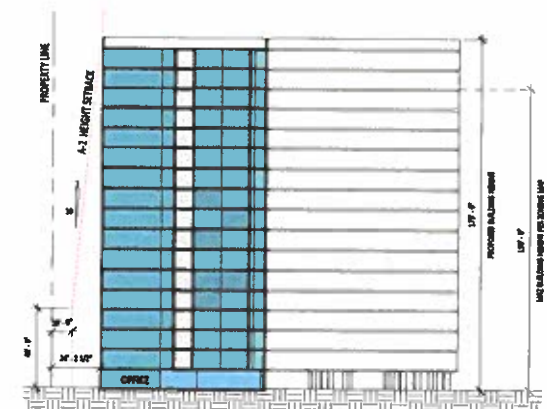


VIGNETTE OF BREEZEWAY

PHASE 2		BUILDING E						
LEVEL	UNITS/ FLOOR	1 BED	2 BED	3 BED	4 BED	5 BED	AMENITY SPACE	FLOOR PLATE GSF
16	16	5	6	3	2		Community Space	22,037
15	16	5	6	4	1			22,047
14	16	5	6	4	1			22,047
13	16	5	6	4	1			22,037
12	16	5	6	4	1			22,037
11	16	5	6	4	1			22,037
10	16	5	6	4	1			22,037
9	16	5	6	4	1			22,037
8	16	5	6	4	1			22,037
7	16	5	6	4	1			22,037
6	16	5	6	4	1			22,037
5	16	5	6	4	1			22,037
4	16	5	6	4	1			22,037
3	16	5	6	4	1			22,037
2	16	5	6	4	1			22,037
1	16	5	6	4	1		Market Hall, Community Area, and Office Area	27,047
TOTAL	260	75	90	59	44	0		341,297
UNIT MIX		28%	34%	22%	16%	0%		

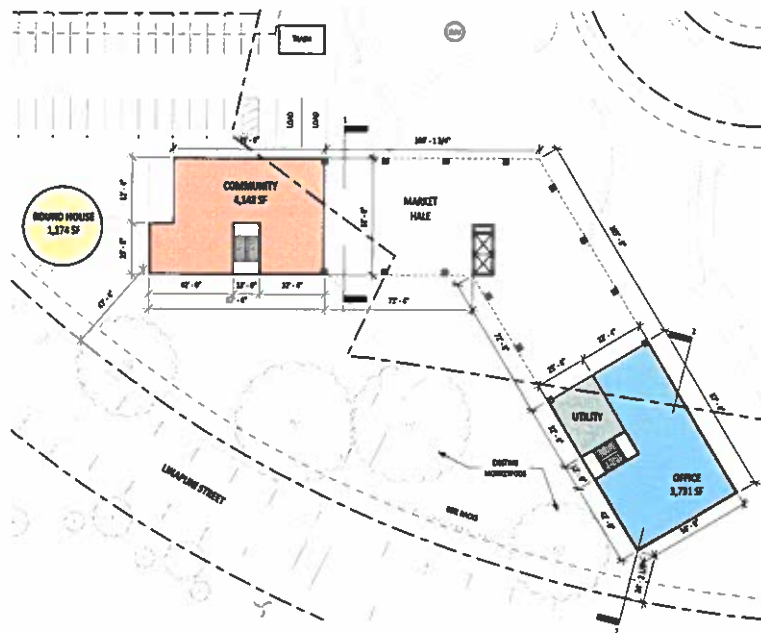


SECTION 1
@ BREEZEWAY

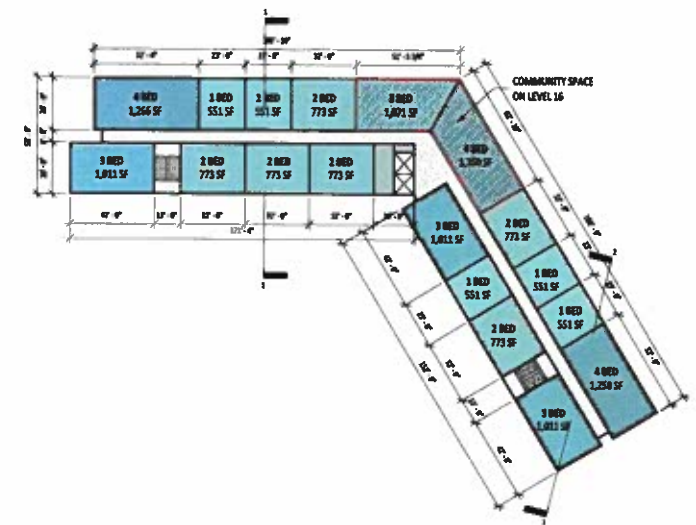


SECTION 2
@ CORNER CLOSEST TO PROP LINE





GROUND LEVEL PLAN



TYPICAL FLOOR PLAN (LEVELS 2-16)

PROGRAM LEGEND

OPEN SPACE	1 BEDROOM
PLAZA / WALKWAYS	2 BEDROOM
WASH HOUSE	3 BEDROOM
COMMUNITY	4 BEDROOM
LOBBY	5 BEDROOM
OFFICE	UTILITY
GARDEN	CIRCULATION
	PV CAPTOPS



PROGRAM LEGEND

	OPEN SPACE		1 BEDROOM
	PLAZA / WALKWAYS		2 BEDROOM
	WASH HOUSE		3 BEDROOM
	COMMUNITY		4 BEDROOM
	LOBBY		5 BEDROOM
	OFFICE		UTILITY
	GARDEN		CIRCULATION
			PV CANPOPTS

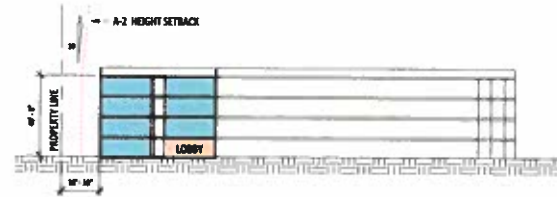


GROUND LEVEL PLAN



TYPICAL FLOOR PLAN (LEVELS 2-4)

PHASE 3		BUILDING F						FLOOR PLATE GSF
LEVEL	UNITS/ FLOOR	1 BED	2 BED	3 BED	4 BED	5 BED	AMENITY SPACE	
4	14	2	0	2	8	2		18,101
5	14	2	0	2	8	2		18,101
7	14	2	0	2	8	2		18,101
8	13	2	0	2	5	1	LOBBY	18,101
TOTAL	55	6	0	6	12	4		72,402
LIMIT AREA		15%	42%	15%	22%	7%		



SECTION

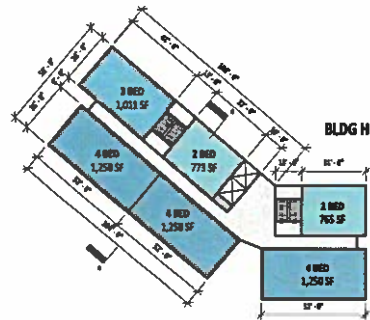


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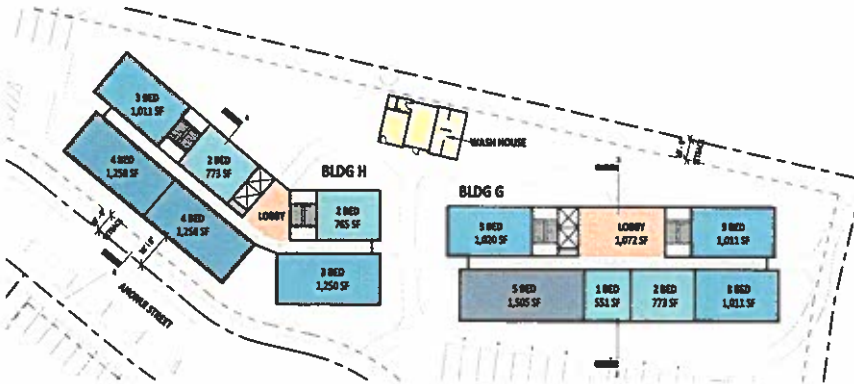
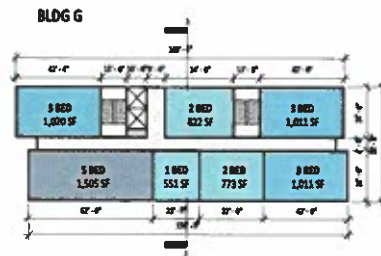
EXHIBIT B-15

PHASE 3 - BLDG F
KUHO PARK REDEVELOPMENT - 201H - 5/18/2022

A8.3



TYPICAL FLOOR PLAN (LEVELS 2-4)



GROUND LEVEL PLAN



lowney
arch

PROGRAM LEGEND



PHASE 3 BUILDING G								
LEVEL	UNITS/ FLOOR	1 BED	2 BED	3 BED	4 BED	5 BED	AMENITY	FLOOR PLATE GSF
4	8	1	3	1	0	3		10,201
3	8	1	3	1	0	3		10,201
2	8	1	3	1	0	3		10,201
1	6	1	1	1	0	3	Lobby	10,201
TOTAL	30	4	10	12	0	4		40,804
UNIT MIX		13%	33%	40%	0%	14%		

PHASE 3 BUILDING H								
LEVEL	UNITS/ FLOOR	1 BED	2 BED	3 BED	4 BED	5 BED	AMENITY SPACE	FLOOR PLATE GSF
4	8	0	3	2	3	0		10,201
3	8	0	3	2	3	0		10,201
2	8	0	3	2	3	0		10,201
1	7	0	2	2	3	0	Lobby	10,201
TOTAL	31	0	11	8	12	0		40,804
UNIT MIX		0%	35%	26%	39%	0%		



BLDG H SECTION



BLDG G SECTION

EXHIBIT B-16

PHASE 3 - BLDGS G & H
KUNO PARK REDEVELOPMENT - 201H - 5/18/2022

A8.4

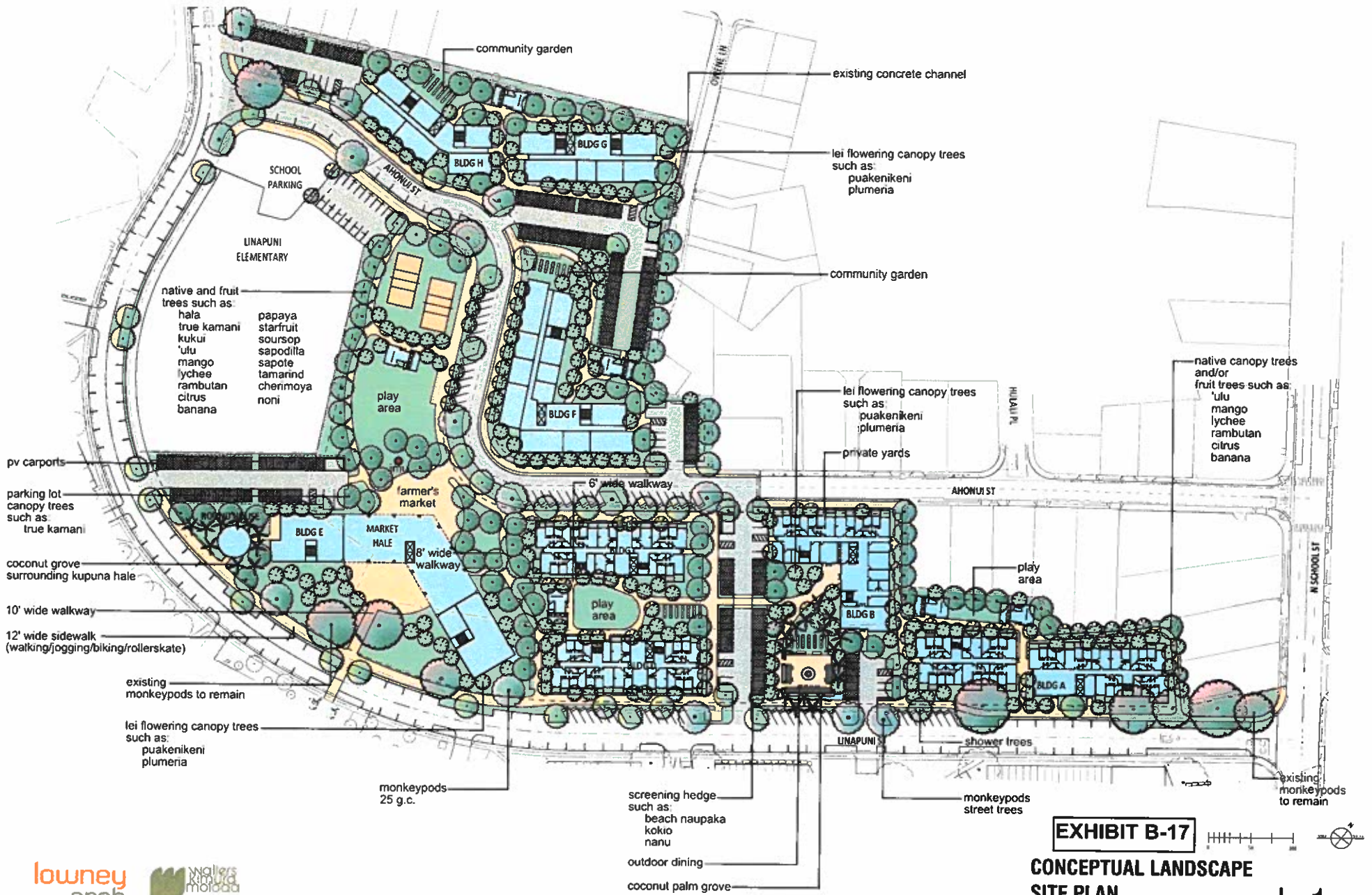


EXHIBIT B-17

**CONCEPTUAL LANDSCAPE
SITE PLAN**

KUHIO PARK DEVELOPMENT - PHASE 1A - 5/18/2022

L-1

**lowney
arch**

**wallace
kimura
morioka**